



# Los Angeles County Department of Regional Planning

*Planning for the Challenges Ahead*



**Richard J. Bruckner**  
Director

## NOTICE OF PUBLIC HEARING NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

**COUNTY PROJECT NO. 04-181-(5)**  
**VESTING TENTATIVE TRACT MAP NO. 061105**  
**CONDITIONAL USE PERMIT NO. 200500080**  
**CONDITIONAL USE PERMIT NO. 200500081**  
**OAK TREE PERMIT NO. 200500032**  
**OAK TREE PERMIT NO. 200500043**  
**PARKING PERMIT NO. 200500011**  
**STATE CLEARINGHOUSE NO. 2005051143**

Notice is hereby given that the Regional Planning Commission of Los Angeles County ("Commission") will conduct a public hearing concerning this proposed land development on **Wednesday, November 10, 2010** at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will be open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify. The Environmental Impact Report associated with this proposal will also be considered.

### **REQUEST:**

Vesting Tentative Tract Map (TR061105): To subdivide 15 parcels, 1,261.8 gross acres, into 661 lots consisting of 382 single-family lots, 44 condominium lots with 4,030 multi-family units, 11 mixed-use/commercial lots with 1,555,100 square feet of commercial, retail and office floor space, 150 open space lots, and 74 lots for the remaining proposed uses including Spineflower Preserve, recreation facilities, a fire station, a bus transfer station, library, school, utility uses and roadways. The applicant also requests approval of large lot parcel maps and unit phasing.

SEA Conditional Use Permit (CUP200500080): To authorize project-level development, including utilities, and ensure compliance with the requirements of development within the boundaries of the Specific Plan River Corridor Special Management Area (SMA)/SEA 23, and to ensure consistency with the adopted Specific Plan and Conditional Use Permit No. 94-087.

Conditional Use Permit (CUP200500081): To authorize the development of 73 second dwelling units, a continued care retirement community, three water tanks, 29.9 million cubic yards of on-site (within the tract map) and off-site grading which would be balanced within the overall project area;

Oak Tree Permit (OAK200500032): To authorize the removal of 11 (3 heritage) oak trees and encroachment on 2 oak trees located within 200 feet of the proposed grading in connection with construction of the easterly extension of Magic Mountain Parkway (off-site);

Oak Tree Permit (OAK200500043): To authorize the removal of 147 (8 heritage) oak trees and encroachment on 49 (2 heritage) oak trees located within the project site and within 200 feet of the proposed grading limit line of the project site;

Parking Permit (PKP200500011): To authorize off-site reciprocal and shared parking for the proposed mixed use area.

### **PROJECT LOCATION:**

South of the Santa Clara River and SR-126, east of Ventura County and west of I-5 and The Old Road, within Newhall Ranch Specific Plan.

### **PROJECT DESCRIPTION:**

The Mission Village project is a 1,261.8-acre master planned community comprised of 4,412 dwelling units and 1,555,100 square feet of non residential development. The housing types and densities vary and include 382 traditional single-family dwelling units which are concentrated on the western portion of the development and 4,030 condominiums and apartments which are concentrated in the central-eastern portion of the project site. Included in the total number of condominiums and apartments, there are 459 age-qualified residences located south of Magic Mountain Parkway and 351 units of continued care retirement community offering independent and assisted living for seniors located on the southwest corner of the intersection between Commerce Center Drive and proposed "A" Street. The project also

proposes 1,555,100 square feet of commercial/mixed-uses (retail, office and commercial uses) on approximately 57.4 acres of land, from which 704,100 square feet is located within the Village Center area which mixes residential, commercial and other uses. Three parks and two recreation centers are proposed within the development: a 20-acre a public community park, a 5-acre public neighborhood park and a 2.9-acre private park, a 6.9-acre private community recreation center and a 4.6 acre private recreation center for the age-qualified residential area.

Approximately 312 acres of open space area distributed among 146 lots are proposed throughout the development and function as a separation between designated planning areas, and include trails and utility easements. Approximately 41,000 linear feet of trails are proposed and divided hierarchically as community, local and other pathway trails, connecting to the Specific Plan's Regional River Trail, which traverses the Santa Clara River to the northwest. In addition, 217 acres of River Corridor and 65.6 acres of spineflower are proposed to be dedicated as part of the proposed development.

The project also proposes a 9.5-acre elementary school, fire station, public library, bus transfer station and includes the development of several project-related off-site improvements. The off-site improvements include a utility corridor located generally along SR-126, the westerly extension of Magic Mountain Parkway, a water quality basin, two debris basins, water tanks, and electrical substation, on an additional 592.8 acres of land adjacent to and in the immediate vicinity of the tract map site.

The project proposed a maximum of 29.9 million cubic yards (c.y.) of on-site (within the tract map) and off-site grading which would be balanced on within the overall project area. Approximately 28 million c.y. of grading (28 million c.y. of cut and 28.4 c.y. of fill) is proposed for on-site, which includes infrastructure grading for a sanitary sewer system and pump stations, potable and reclaimed water systems, and drainage improvements. Approximately 1.9 million c.y. of grading is proposed in connection with the development for the proposed off-site infrastructure improvements, including the Magic Mountain Parkway extension (900,000 c.y. of cut and 500,000 c.y. of fill, the excess dirt would be balanced within the tract map boundaries), utility corridor (618,000 c.y. of cut and fill), and the larger of the two Southern California Edison substation alternative sites (158,000 c.y. of cut and 107,000 c.y. of fill, the excess dirt would be placed in a existing agricultural field in Potrero Valley).

The Draft EIR, which is a project-specific EIR tiering from the certified Newhall Ranch Specific Plan Program EIR, determined that the proposed project would result in significant and unavoidable impacts to Biota, Visual Qualities, Noise, Air Quality, Solid Waste Service, and Agricultural Resources. Of these potential impacts that cannot be mitigated to less than significant, the potential noise impact associated with construction-related pile-driving is the only impact not previously identified as significant and unavoidable as part of the Specific Plan Program EIR. With respect to all other environmental impact categories, the Draft EIR determined that any potentially significant impacts associated with the following environmental categories would be mitigated to a level below significant: Geotechnical and Soil Resources, Hydrology, Traffic/Access, Water Service, Wastewater Disposal, Sheriff Services, Fire Protection Services, Education, Parks and Recreation, Library Services, Utilities, Mineral Resources, Environmental Safety, Cultural/Paleontological Resources, Floodplain Modifications, Water Quality, and Global Climate Change.

The County of Los Angeles Department of Regional Planning acting in the capacity of "Lead County Agency" under the County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has prepared this "Notice of Availability" of a Draft Environmental Impact Report (DEIR) for the Mission Village Project. This document has been prepared in accordance with and pursuant to the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Sections 21000-21177; and the "Guidelines for Implementation of the California Environmental Quality Act" (State CEQA Guidelines) as amended, California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387. A "Notice of Completion" of the Draft EIR also has been filed with the State Office of Planning and Research. The DEIR addresses the potential for significant environmental impacts associated with the construction and operation of the proposed Mission Village Projects under CEQA and the State CEQA Guidelines cited above.

**PUBLIC COMMENT PERIOD AND REVIEWING LOCATIONS:** The public review period for the DEIR will be from **October 8, 2010, to November 21, 2010 (45 days)**. Written comments regarding environmental issues raised in the DEIR must be received by mail no later than 5:00 PM on November 21, 2010. A public hearing on this Draft Environmental Impact Report and the proposed project has been scheduled before the Los Angeles County Regional Planning Commission at 9:00 AM on **Wednesday, November 10, 2010**, in the Regional Planning Commission Hearing Room, 320 West Temple Street, Los Angeles, California 90012. All written comments on the Draft EIR received prior to the close of the public hearing on the project will be considered in the Final EIR.

Case materials, including the Draft EIR, are available for review between 7:30 a.m. and 5:30 p.m., Monday through Thursday (**closed on Fridays**) in the offices of the Department of Regional Planning, Hall of Records, 320 West Temple Street, Room 1362, Los Angeles, California 90012. Selected materials are also available on the Regional Planning website at <http://planning.lacounty.gov/case.htm> and at the following location beginning October 8, 2010:

Newhall Library: 22704 West 9<sup>th</sup> Street, Newhall, California 91321

Valencia Library: 23743 West Valencia Boulevard, Valencia, California 91355

Castaic Library: 27971 Sloan Canyon Road, Castaic, California 91384

Please submit written comments on the Draft EIR to Ms. Carolina Blengini of the Department of Regional Planning at the above address or via email at [mission-village@planning.lacounty.gov](mailto:mission-village@planning.lacounty.gov). If you need additional information on the project you can also contact Ms. Blengini by phone at 213-974-1522.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

**Si necesita más información, o si quiere este aviso en español, favor llamar al 213-974-6466.**

#### VICINITY MAP

